

IN THE CLAIMS

1. (Previously Presented) A system for collecting and distributing credit information comprising:

a repository database having stored therein residential housing credit payment terms pertaining to a plurality of consumers and a plurality of payees, the payment terms including an amount due and a date on which the amount is due;

a repository management computer connected to the repository database, the repository management computer being configured to input residential housing credit payment data pertaining to a plurality of consumers and a plurality of payees from a payment processor computer and to store the residential housing credit payment data in the repository, the residential housing credit payment data including an amount paid and a date on which the amount was paid, the repository management computer being further configured to compare the residential housing credit payment terms and the residential housing credit payment data and to release credit information indicating a timeliness of payments from the repository database for a particular consumer to a third party upon receiving a request from the third party and a corresponding authorization from the particular consumer.

2. (Original) The system of claim 1, wherein the repository management computer is configured to require a password from the particular consumer before releasing the credit information.

3. (Original) The system of claim 1, wherein the repository management computer is configured to require a personal identification number from the particular consumer before releasing the credit information.

4. (Original) The system of claim 1, wherein the repository management computer is connectable to receive card reader data and configured to require that data received from the card reader match card data associated with the particular consumer before releasing credit information to the residential housing credit provider.

5. (Original) The system of claim 1, wherein the credit information is released in the form of a score based at least in part upon the payment data.

6. (Original) The system of claim 5, wherein the score is further based at least in part on retail credit data.

7. (Original) The method of claim 6, wherein the housing credit data is more heavily weighted than the retail credit data.

8. (Original) The system of claim 1, wherein the repository further contains retail credit payment data.

9. (Withdrawn) A method for reporting residential housing credit payment information comprising the steps of:

accepting residential housing credit payments at a financial institution;

crediting the payments to a residential housing credit provider; and

reporting the payments to a residential housing credit repository.

10. (Withdrawn) The method of Claim 9, further comprising the steps of:
storing the payment in an escrow account if the payment is designated as for escrow; and
releasing the payment from the escrow account upon the occurrence of a predetermined release event;

wherein the crediting step is performed after the releasing step.

11. (Withdrawn) The method of Claim 10, wherein the predetermined release event is the issuance of a judgment in favor of the housing credit provider from a court of competent jurisdiction.

12. (Withdrawn) The method of Claim 10, wherein the predetermined release event is an arbitration.

13. (Withdrawn) The method of Claim 10, further comprising the step of reporting the payment to the creditor.

14. (Withdrawn) The method of Claim 10, further comprising the step of reporting the predetermined release event to the creditor.

15. (Withdrawn) The method of Claim 10, further comprising the step of reporting the predetermined release event to the repository.

16. (Withdrawn) A method for collecting and distributing housing credit payment data comprising the steps of:

accepting housing credit payments at a financial institution from a consumer;

crediting the payments to a housing creditor or to an escrow account in response to an indication by the consumer;

reporting the payments to a housing credit payment repository and the housing creditor;

maintaining a housing credit payment database at the repository, the database containing housing credit payment data for a plurality of consumers;

reporting the housing credit payment data for a particular consumer to a potential housing creditor only if the particular consumer authorizes the repository to release the housing credit payment data to the potential housing creditor.

17. (Withdrawn) The method of Claim 16 further comprising the step of:
reporting a release event to the repository and the housing creditor.

18. (Previously Presented) The system of claim 1, wherein the payment processor computer provides the consumer with an option to designate a payment to be held in escrow.

19. (New) The system of claim 1, wherein actual payment dates and amounts for a plurality of payments are stored in the repository.

20. (New) The system of claim 19, wherein credit information released to the third party includes the actual payment dates and amounts for the plurality of payments stored in the repository.